

Millstone Township Municipal Meeting Room
215 Millstone Road @7:30 p.m.
Millstone Township, New Jersey 08535

**MILLSTONE TOWNSHIP
PLANNING BOARD
AGENDA
FEBRUARY 12, 2020**

MEETING CALLED TO ORDER: Chairman Newman
READING OF ADEQUATE NOTICE: Secretary D'Andrea
FLAG SALUTE: Chairman Newman
ROLL CALL: Secretary D'Andrea

Beck _____ Grbelja _____ Conoscenti (Mayor's Designee) _____
Newman ___ Oxley _____ Pado _____ Pepe _____ Pinney _____
Ziner _____ Alt1 Curtis _____ Alt2 Arpaia _____

APPROVAL OF MEETING MINUTES: January 8, 2020

Motion _____ Second _____

Roll Call:

Beck _____ Grbelja _____ Conoscenti (Mayor's Designee) _____
Newman ___ Oxley _____ Pado _____ Pepe _____ Alt1 Curtis _____

APPROVAL OF MEETING MINUTES: January 29, 2020

Motion _____ Second _____

Roll Call:

Beck _____ Grbelja _____ Conoscenti (Mayor's Designee) _____
Newman ___ Oxley _____ Pado _____ Pepe _____ Pinney _____
Ziner _____ Alt1 Curtis _____

PUBLIC COMMENT PORTION: 15-Minute Limit

RESOLUTION:

MILLSTONE TOWNSHIP ADOPTION OF THE TOWNSHIPS AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN

The Planning Board at its 1-29-20 Meeting presented, considered and adopted the Township's Amended Housing Element and Fair Share Plan.

Motion _____ Second _____

Roll Call:

Beck _____ Grbelja _____ Conoscenti (Mayor's Designee) _____
Newman ___ Oxley _____ Pado _____ Pinney _____

CARRIED APPLICATION:

P19-05 PATEL, YOMESH - Block 24, Lot 6 known as 455 Route 33 consisting of 1.28 acres in the Highway Commercial (HC) Zone. Applicant seeks approval to construct a 8,820 s.f. retail building. Variances requested for lot area, 3 ac. required, 1.28 ac. exists; lot width and frontage, 250 ft. required, 187.95 exists; lot depth 450 ft. required, 237.52 exists; front yard setback 100 ft. required, 77 ft. proposed, setback both sides 100 ft. required, 70 ft. proposed, parking 55 stalls required, 44 proposed, 1 loading stall need, 0 proposed. Board Attorney announced Applicant's notice deficient for Manalapan and must re-notice for Manalapan properties only. Noticing sufficient otherwise.

Deemed Complete 7-8-19. Date of Action 11-5-19. Application heard in part 10-11-19; Carried to and heard in part on 12-11-19; carried to 1-8-20; carried to 2-12-20. Ext. Granted through March 31, 2020. No further noticing required.

Motion _____ Second _____

Roll Call:

Beck _____ Grbelja _____ Conoscenti (Mayor's Designee) _____

Newman ___ Oxley _____ Pado _____ Pepe _____ Pinney _____

Ziner _____ Alt1 Curtis _____ Alt2 Arpaia _____

NEW APPLICATION:

P19-11 GREEN, GEORGE – Block 62, Lo 16.02 located at 97 Stage Coach Road consisting of 9.83 acres in the R130 Zoning district. Applicant seeks approval for a Minor Subdivision to create two residential single-family lots. Proposed Lot 16.04 has an existing dwelling which will remain.

Deemed Complete 12-3-19. Date of Action: 1-17-20. No noticing required.

Motion _____ Second _____

Roll Call:

Beck _____ Grbelja _____ Masci _____ Conoscenti (Mayor's Designee) _____

Newman ___ Oxley _____ Pado _____ Pepe _____ Pinney _____

Ziner _____ Alt1 Curtis _____ Alt2 Arpaia _____

OLD BUSINESS:

NEW BUSINESS:

ADJOURNMENT: